



17, Belinus Drive | Billingshurst | West Sussex | RH14 9BX

 **FOWLERS**
ESTATE AGENTS



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GUIDE PRICE
£345,000

Located in a sought-after residential area, a delightful three-bedroom mid-terrace home, perfectly positioned within walking distance of local schools, railway station and village amenities. There is a lovely light, airy and spacious lounge/diner with UPVC sliding doors leading out to the garden, a well fitted kitchen with a back door providing access to the patio and garden beyond. Upstairs there are three bedrooms, two of which are doubles along with a family shower room/bathroom. Outside the property benefits from a west facing rear garden, a rear gate leading to the garage which is en bloc.



Entrance with external storage cupboard

There are steps down to the front door which leads to a hallway with stairs to the first floor and a door leading to:

Lounge/Diner

A lovely welcoming and relaxing space with UPVC sliding doors leading out to the large patio, a useful understairs storage cupboard, fire surround and matching hearth with space for a gas fire and a door leading to:



Kitchen

Comprising of various base units and drawers, work surfaces along with eye level units providing plenty of storage space. There is a built-in eye level oven, integrated fridge/freezer, a four-ring gas hob and extractor fan above, sink with drainer and mixer tap and space for a washing machine and dishwasher.



Stairs from hall to first floor landing with doors off to bedrooms and bathroom.

Bedroom One

Lovely light double room with a window looking out to the front of the property, there is also a handy built in cupboard.

Bedroom Two

A double room with a window overlooking the garden at the rear of the property. There are fitted wardrobes along one wall, with three sliding mirrored doors.

Bedroom Three

A versatile room ideal for a child's bedroom, home office, or nursery.

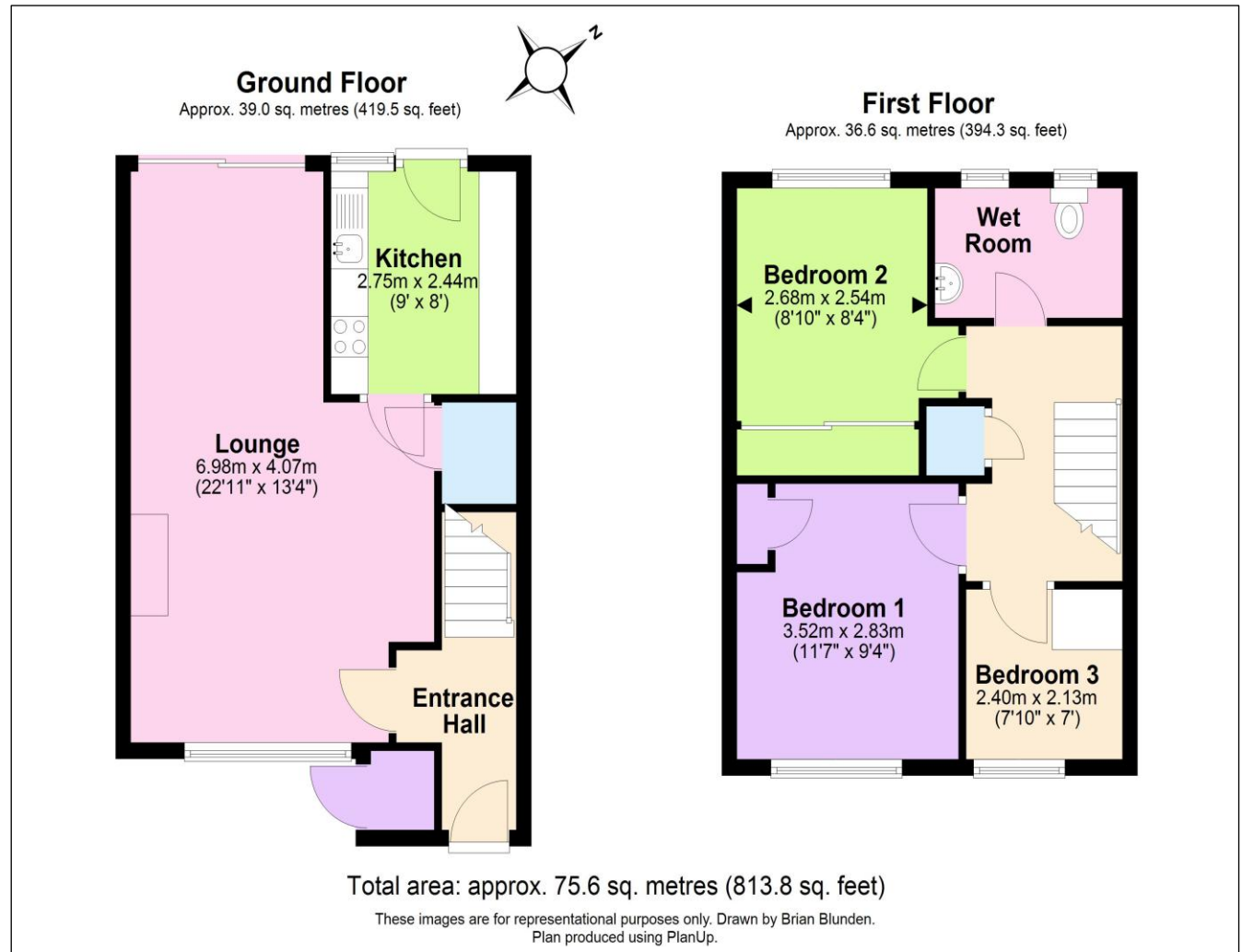
Bathroom

Currently configured as a wet room, thoughtfully designed for accessibility with a walk-in shower, drop-down seat, WC, and basin with cupboard above.

Rear Garden

A lovely west facing garden. A private patio with a path leading down through the lawned area to a rear gate which provides access to a garage which is en bloc.

EPC RATING=C
COUNCIL TAX BAND=C



*"We'll make you
feel at home..."*



Managing Director:
Marcel Hoad

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